

**City of Wimberley**  
City Hall, 221 Stillwater  
Wimberley, Texas 78676  
**Planning & Zoning Commission**  
Minutes of Regular Meeting  
February 11, 2016 at 6:00 p.m.

Meeting called to order at 6:00 p.m. by Chair Rick Millinor. Present were Commissioners John Urban, Tracey Dean, Charles Savino, Thad Nance, and Rick Burleson.

Staff Present: City Administrator Don Ferguson and City Secretary Cara McPartland

**Citizen Communications:**

No citizen comments were heard.

**1. Consent Agenda**

Approval of minutes of the Regular Planning & Zoning Commission meeting on January 28, 2016.

Commissioner Nance moved to approve the minutes, as presented. Commissioner Savino seconded. Motion carried on a vote of 6-0.

**2. Presentation**

Presentation by representatives of Merritt Starlight, Ltd. regarding a proposed Merritt Starlight Housing Community for senior citizens in Wimberley, Texas.

City Administrator Ferguson advised that tonight's presentation is for briefing purposes only and cautioned against any discussion or ex parte communication regarding zoning issues.

Blake Rue of Oryx Development provided details on the anticipated number of units, development location (behind Brookshire Brothers), Texas Department of Housing and Community Affairs (TDHCA) tax credit program, rental rate criteria, facility amenities, similar area projects, developer's long-term vision, previous attempt(s) to develop senior housing in Wimberley, and timeframe for TDHCA application submittal/approval.

Discussion addressed benefits to the community, subsidized senior housing generally, possible tax abatements, senior housing as a stated City Council priority, opportunities to receive community engagement/feedback during the zoning process, and the proposed site as conducive to vehicular/pedestrian mobility and connectivity.

City Administrator Ferguson thanked Mr. Rue and Wimberley resident Lila McCall, who gave a brief explanation of affordable housing (as opposed to Section 8 housing) and recommended Texas A & M's website's research on affordable housing as an informational resource.

### **3. Discuss and Consider Possible Action**

Discuss and consider possible action regarding changes to the City of Wimberley Zoning Code. (*City Administrator*)

City Administrator Ferguson spoke on prior discussion relating to simplification of the City's residential zoning districts by reorganizing the current number of residential zoning districts from eight (8) districts to the following three (3) districts: Residential Acreage (RA); Single Family Residential; and Multi-Family Residential.

He highlighted permitted and conditional uses in existing residential districts; key differences among those districts; main differences between RA and R-1 districts; agricultural uses/accessory buildings allowed under RA; inclusion of minimum lot size requirements as part of the Subdivision Code (rather than the Zoning Code); simplification of the Zoning Code by eliminating the need to rezone properties that have changed lot sizes due to subdivisions or consolidations; regulation of density via the subdivision process; regulation of uses via the zoning process; and future infrastructure changes that might allow for larger-scale development.

City Administrator Ferguson reviewed possible revisions of Multi-Family (greater than 2 dwelling units) zoning districts to include triplex, quadriplex, and apartments; maximum number of dwelling units per building; Multi-Family permitted and conditional uses; minimum acreage requirements as part of development regulations; separate development regulation tables for Single-Family and Multi-Family districts; specific standards listed in development regulation tables relative to lot size, including setbacks, impervious cover, maximum building heights, and minimum floor areas.

Discussion addressed lot size differences in existing residential zoning districts; challenges posed by proposed revisions to development of R-3 zoned lots; minimum/maximum Multi-Family dwelling units per acre; maximum of 4 bedrooms per dwelling unit; minimum of 10-feet of separation between Multi-Family buildings; concerns regarding minimum residential square footage requirements and associated impact on surrounding property values; possible original intent of multiple residential districts as development controls; setbacks and lot size as two major differences in the existing Zoning Code; and recognition of pre-existing, non-conforming properties in conjunction with any changes to the Zoning Code.

City Administrator Ferguson suggested that the Commission give consideration to the recommendations presented at this meeting and also consider a possible future meeting to be conducted as a "field trip" to view properties that would allow Commission

members to visualize the impact of possible Zoning Code revisions. No action was taken.

#### 4. Staff and Commission Reports

- Announcements
- Future Agenda Items

Commission members discussed the role of the Planning and Zoning Commission in future discussions regarding transmission line improvements. City Administrator Ferguson advised the Commission that the Comprehensive Plan has been approved by the City Council.

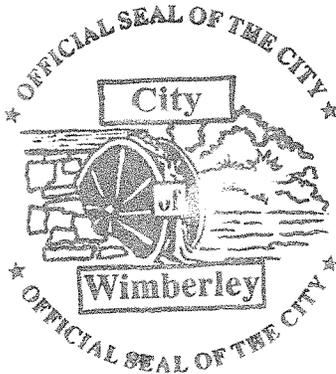
Hearing no further announcements or future agenda items, Chairman Millinor called the meeting adjourned.

**Adjourn at 7:25 p.m.**

Recorded by:

*Cara McPartland*  
Cara McPartland

**These minutes approved the 24<sup>th</sup> of March, 2016.**



**APPROVED:**

*Rick Millinor*

**Rick Millinor, Chair**